

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 28, 2010  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **\*WHITNEY MIXED USE - PROJECT NO. 182513**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Tim Daly**

Coastal Development Permit, Site Development Permit, Variance, and Tentative Map Waiver to demolish the existing single-story retail store and the construct a new three-story building (with a maximum height of 30 feet) consisting of two residential condominium units on the second and third floors, basement parking, and 2,000 square feet of commercial condominium unit space on the ground floor for a total building gross floor area of approximately 8,950 square feet on a 0.09-acre site located at 2202 and 2206 Avenida de la Playa in the Commercial Center (CC) Zone of the La Jolla Shores Planned District in the La Jolla Community Plan Area. Mitigated Negative Declaration No. 182513.  
Report No. HO-10-075

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF JULY 28, 2010

ITEM-5:       **\*BENSON RESIDENCE - PROJECT NO. 183538**  
City Council District: 1; Plan Area: La Jolla

**STAFF:**       **Sandra Teasley**

Coastal Development Permit and Site Development Permit to demolish an existing single-family residence and construct a new two-story residence approximately 10,000 square feet in area with basement located at 5950 Camino De La Costa. The project requires the cancellation of Coastal Development Permit and Site Development Permit Nos. 506386 and 507172, a previously approved project. The 0.52-acre site is located within the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Sensitive Coastal Bluff and the Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones. This project is within the scope of Mitigated Negative Declaration (MND) No. 144650, certified on March 4, 2009. This MND adequately describes the activity for the purposes of California Environmental Quality Act Guidelines CEQA. In accordance with Section 15162, all issues were covered and no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. Report No. HO-10-077

**RECOMMENDATION:**

Approve